NEW FREIGHT RATES HIT JERSEY BUILDER

Force Change in Price of Some Materials; New York Not Affected by Revision.

Price changes in certain building materials in the New Jersey sector of the metropolitan district over the week end were due to a revision of freight rates for rail shipments to intermediate points, according to the current Dow Service Daily Building Reports.

This change will not affect the New York market, however. The rate on ement, for example, including war tax, from the Lehigh cement manufac-turing district to Jersey City and Ho-boken in the past has been 39 cents. The charge for Elizabeth, for illustra-tion, was 43 cents and for Plainfield 49 tion, was 43 cents and for Planneid 49 cents. The rate to Jersey City and Hoboken under the new schedule has been advanced from 39 cents to 43 cents, but the rates to Elizabeth have been reduced 6 cents, Plainfield, Bound Brook and Somerville 10 cents, and Paterson and Passaic 10 cents, and proportionate reductions have been made

Paterson and Passale 10 cents, and proportionate reductions have been made effective to intermediate stations.

The reason this freignt rate change does not apply to New York is that the old rate of 39 cents applies to direct New York shipments, the change applying only to local deliveries in Jersey City or Hoboken. The New York price for cement is not based upon Lehigh rail rates, but upon Hudson district freight rates, which include 30 cents for lighterage, 40 cents for bags and \$2.10 for the cement, making the price \$2.80 to the dealer, wholesale, to which, for delivered prive the cost of handling, haulage and profit must be added, making the price in New York delivered on job between \$3 and \$3.20 a barrel.

Some Price Advances in Lumber.

Some Price Advances in Lumber.

There came simultaneously with the rate change an announcement to the effect that roofing material and patent board for shipment from Bound Brook, N. J., had been dropped \$5 per ton for the tarred felt and \$4 a thousand feet for the board.

The lumber market is entering a singular phase. Dealers are facing aggressive competition to meet the price limits set by purchasers, while the wholesale market is not only stiffening, but actual price advances have been recorded. N. C. Y. P. roofers have advanced \$1 in the wholesale market, yellow pine comb grain flooring has advanced \$2. There are still pale quotations made in the retail market on yellow pine, while the same commodity in the house building sizes in the wholesale market is actually moving up. In the industrial construction sizes of yellow pine timber there is no actual price advance, but the wholesale price levels are being rather strongly held in the market as a whole.

While other flooring materials are strengthening on price in the wholesale market, maple flooring is sloughing off. Earlier in the year the manufacturers of this kind of flooring sought apparently to hold the market firm by producing approximately what the market could absorb. This was ascribed to

ently to hold the market firm by producing approximately what the market could absorb. This was ascribed to a desire to avoid excess profits taxes and to save the carrying costs of large inventories during the urcertain midsummer building movement. The price of maple flooring, however, declined with other types of floor material, and to meet the situation the mills have reopened under lowered manufacturing costs and are attempting to stimulate demand by seeking to meet the price levels the buying market has set. Maple flooring interests are now trying to unseat the comb grain market via price concession.

Spring May See Wider Increase.

Competent analysis in the heavy timber market look for a gradual uplift in wholesale prices, which of course will be reflected ultimately in the retail market during the remainder of this month, October and November. These are the months during which some industrial building development may be expected.

By December the big timber interests would not be surprised to experience a slight price slump, during which prices may revert to approximately those ruling in August and September. Buyers are basing their present policies upon the contingency of this price slump lasting through January and

mp lasting through January and Pebruary. The factors now governing the turn of general business conditions for the better, if continued, should start another upward price movement in March, April and May, which, judging by present dealer stocks, mill capacity and supply and timber cut, should mark the start of a comparatively permanent price range considerably above those now ruling.

CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive), East River to North River,

TENEMENT BARGAINS.

Five cold water tenements, 125 feet front 57th st., between 1st and 2d avs.; sell separ-

Borough of Bronx-Sale or Rent.

\$1,500 BUYS this beautiful one family dwelling, belance or terms to suit; pict 36x100; house 21x45; six and seven rooms; all improvements; room for garage and garden. Open Sundays.

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HOME SITES "Sunny Brae"

White Plains Road and Ponfield Avenue Mt. Vernon-Bronzville. J. CLARENCE DAVIES

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45 minutes from New York on main line of Pennsylvania R. R., 7% acres of land conveniently located to everything; beautiful 14 room house, with every modern convenience, 5 master bedrooms, 2 haths, large recession room, dning room, music room, Japanese room, pool room; carpeted all through; plush velour and ally draperies and hangings, &c.; 3 car garage, servants' quarters, stables, dog keinels, chicken coops; beautifully landscaped grounds with private states. through; plush velour and silk draperies and nanging, &c.; 3 car garage, servants' quarters, atables, dog keinels, chicken coops heautifully landscaped grounds with private swimming pool; apple orchards; 2 fine sad de horses, 2 good milk cows, calves, pignewarything complete that a first class estar should have; could not be duplicated to-day for \$200,000; price \$60,000, terms to suit brokers protected. Write by letter only J. W. RISTEEN, 22 Broadway, New York.

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Broadway at 34th St. New York's Most Accessible Office Building

FOR LEASE LIMITED AMOUNT OF S 300 to 1000 Sq. Ft.

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STORES LOFTS SHOWROOMS

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A'bi't' of 5th Ave. in the Flaza
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On 58th St., on 57th St., on 58th Av., on 8th Av., on 7th Av.

. E. WHITAKER, 57 W. 57th St Office and Studio-New Building

896-808 Sth Av. Near 54th St. Furnished or Unfurnished, \$40 and Up. Convenient Location.

Guaranty Trust Building George Neiman, 522 Fifth Avenue.

OFFICES AND STUDIOS

Building on Broadway at 55th St. Until May 1 or longer. 1721 Broadway. Above 59th St.-5th Av. to East River.

FOR LEASE MADISON AVE., NEAR 68th ST 1st and Ind floors, suitable for business purposes; 3rd, 4th and 5th floors centain 8 master bedreoms, all with connecting modern baths; also 5 servants' rooms and bath; 4 story and basement modern building; intercommunicating telephone; direct and indirect steam heat, &c. OTTINGER, 3I Nassau St., or your own broker.

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THE ROXBOROUGH

Broadway, Cor. 92nd St. 12 story fireproof building. Highest type of apartment construction, with all modern conveniences and practically all outside rooms.

7 & 8 ROOMS Attractive Rentals

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FOR RENT.

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MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. FOR mortgage money apply GEORGE C PONTER, INC., 185 Broadway, 5568 Cort

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From Battery to 14th St., Inclusive. FOR SALE GREENWICH VILLAGE. Three story and basement brick house in the heart of the Village; \$15,000, \$5,000 ash. VAUGHN, 57 Greenwich av. Chelsea 8339.

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PRIVATE DWELLING, furnished, perfect condition electrically, parquet floors, OWNER, 150 W. 97th.

OWNER, 150 W. 97th

38 West 73d st.—A modern dwelling in every
respect, 14 rooms, 4 baths; parquet to top;
will be sacrificed; vacant. COUGHLAN &

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139 West 95th st.—Private dwelling, 12
rooms, 6 baths; electric lights; parquet
floors; redecorated throughout; will be sacrifleed this week at \$23,000. COUGHLAN &

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127 WEST 95TH ST.
Three story and basement dwelling, 16x100 immediate possession; attractive price for 131ST ST., WEST-House for sale in colored section; income \$1,800 a year; price \$9,750, BAILEY, 2144 5th av. Phone Harlem 2387.

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Three story and basement, 9 rooms, baths; vacant; price \$14,000; \$3,000 cash inspection 1 to 5.

Borough of Mannattan-Miscellaneous FOUR story and basement, West Side; 12 rooms, 2 baths; in good condition; a real bargain at \$14,500; cash \$3,000. COUGHLAN & CO., INC., 200 West 72d.

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7 rooms, tiled bath and kitchen; garage; ticlosed porch, steam heat, electric, parquetorn; right at station. \$6,000; terms. E. MATTING, owner, 30 Union Hall st., match. N. Y.

We are specialists on buildings plots; 400 selected improved lets at transit; builder's terms. Also bungalow sites, \$200 and us terms. STONELBIGH COMPORATION, 30 Union Hall St. Jamaica, N. Y. Phone Jamaica, 4245.

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AT FREEPORT, L. I.—For sale or to rent from Oct. 1, 11 room white stucco house, 6 master's bedroems, 5 baths, large living room, open fireplace, 2 porches, rathskeller, with open tireplace; beautiful shrubbery; screep plot, 100a150, 2 car garage, English garden, with restic furniture; furnished or informished, Apply MISS B, BROWN, phone 1023 Bryant.

BROADWAY-FLUSHING BARGAIN.
WW 7 room house, bath, 46x109; garage,
Price \$11,509; easy terms. G. I. ROBIN
SON, Room 1101, 47 West 34th at. Tele
phone 1107. phone 1107.

CHANGE in business, must sell Dutch Colo-nial home, 8 rooms, 2 baths, sun parlor; asking \$12,500. OLIVER CHICHESTER, Nazzon; Boulevard Station, Garden City

GREAT NEUK BARGAIN,
Nine room house; 2 car garage; 5 acre
planted; frontage on 2 streets; 6 minutes
from station; 12 Maple st., Great Neck Estates; reaconable terms, 284 Great Neck, or
7577 Longacre, Immediate occupancy, Sec H.

REAL ESTATE-OUT OF CITY.

Westchester-Sale or Rent.

LAKE MAHOPAC, N. Y.

Bungalow 5 rooms and bath; large attic; on large plot; garage, electric light; pormanent lake rights; 5 minutes to station. SYLVESTER FROHOCK, 41 W. 34th st., New York city. Fitz Roy 1570.

RESIDENCE, 12 rooms two baths, sleeping porch corner lot, 78x111, ten minutes walk from 2 railroad stations; all improvements, \$15,500, cash \$4,000.

House, 8 rooms, sleeping porch, garage, 2 baths, latest improvements, \$15,500, cash \$3,000. Make appointment, J. A. GRAVISON, Tarrytown, N. Y. 127 Depuster st.

New Jersey-Sale or Bent.

BUNGALOW, 4 rooms, bath, garage, ½ acro land, 3 chicken houses; price \$5,000; terms \$1,000 cash, \$50 monthly. VAN WINKLE CO., Rutherford, N. J.

EAST ORANGE, Harvard st., 25—Four and five room apis., newly desorated; occupancy now or October 1. Apply on premises, or Bessman. Clinton bldg., Newark.

HOUES; for sale, 5 rooms and bath, price \$4,500, mortrage \$2,000. E. LITT, Rochelle Park, N. J. Call evenings between 7 and 8. Phone Hackensack 2545-R. No agents.

IMMEDIATE possession, 12 room house, commuting distance; improvements; garage; outbuildings; lake; station nearby; inspection by appointment; terms. ZANELLE, 63 E. 130th st. Harlem 6192.

MUST be sold in 15 days, beautiful stucco MUST be sold in 15 days, beautiful stucco house, 8 rooms and bath; all modern improvements; for price of construction; option of 105 foot front or 35 foot; corner Jefferson av. and Stone st., Rahway, N. J. No reasonable offer refused.

T. W. SHOTWELL,

489 St. George Av.,
Rahway, N. J.

PLAINFIELD.—Attractive 8 room modern

hollow tile cottage, improvements; garage; 20,000; photos. HOVER, 212 Bway, N. Y. SIX rooms, all modern improvements, heat, electricity, telephone; plot 40,175; grape vine; best location, a few blocks from station; commuting distance; price \$3,600, cash \$2,000. PAUL DINDA, 481 8th av., Room

REAL ESTATE WANTED.

HOUSES and apartments wanted, immediate possession; waiting list hundreds of clients Write particulars 278 Decatur st. Lafayette

WNERS-List your property with me; col-tection, general managements, attention to ronx solfeited. A. B. PILKINGTON, 221s h av. Morningside 1283. th av. Morningside 1263.

**ANTED by builder for apartment house, plot approximately 100x100, 60th to 36th to 36th to owner must be willing to make sub-antial subordination; ready to build at mace. WELD & SUYDAM, INC., 522 5th av.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive. FURNISHED private office in suite near City Hall, \$60. WM. S. CONSTANT CO., 115 Broadway. Rector 4998.

Above 14th St. to 59th St. (Inclusive). East River to North River.

East River to North River.

DENTIST parlors, Columbus Circle section, fine location, reasonable rent; immediate possession. JOHN T. WALL, 206 W. 54th. LEXINGTON AV., 721, corner 58th.—Front or rear corner parler store; steam heat; very light, Plaza, 5990, MORROW.

STORIS, LOFITS, BUILDINGS.
6th, 7th and 8th avs.
LAKIN CO., 101 W. 42d.

43D ST., 18 WEST, near 5th av., 2 light, quite connecting offices, separate entrances, 375. WETTLER'S AGENOV.

497H, 57 W.—Large front parlor, light business or privately \$100 monthly.

50TH, 05 W.—Large front basement, light business or privately 1870 monthly. 150 and 183 E. Desirable, light MOLLESON, 165 Broadway. furnished; 2 direct telephone lines. Fits Rey 2642. GUARANTEED SER-CORP., 292 5th av. VICE CORP., 302 5th av.
1,920 square feet highly desirable office space in upflow business section: \$2 per square feet; or will rent in two units, one off0 square feet; or 1,250 square feet; fin-mediate telephone service can be had. In quire eighth floor, 119 West 30th st.
10,500 square feet, 7th floor, 20 W. 22d st., to sublease for 3 years; price mederate; manufacturing or stock, Inquire on premises.

2015 EROADWAY, near 94th st.—Part of store and show window for nice, clean business; send inquiries by letter to MET-ROPOLITAN DYE WORKS, 180th st., Bronz

To builders or real estate operators, a plot 200 feet by 360 feet; 36 lots; fronting on the Queens Boulevard at Lowery street station, Long Island City; 14 minutes from 100 feet building; cheap rent; will divide from Grand Central Station, with trains of both 1, R. T. and B. R. T. operating at single fare; for immediate saie at one-third the price of adjacent property; greatest demand for apartments which can be built within tax exempt limits makes it the best building Droposition in the city, ARTHUR A. JOHN-SON, Queens Boulevard, Long Island City, Hunterspoint 1394.

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190

Above 59th St .- 5th Av. to East River.

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. Above 58th St .- 5th Av. to East River.

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Between 87th and 88th Streets, New Apartment House highest type, 12 Rooms and 4 Baths

One apartment Price \$9,000 Overlooking Central Park

Also Small Apartment on Fifth Ave. Concessions to long-term tenants. Apply B. Clark, Telephone 8991 Lenox.

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Hotel Schuyler Arms, 305-311 West 98th St. 2, 3, 4 Rooms and Bath
Furnished or Unfurnished.
Maid service, light, gas.
lisen and complete kitchen
equipment for housekeeping.
Favorable leases can be made for
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Apartments

From Oct. 1st Apply on Premises.

APARTMENTS.

We have Apartments
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Requiring an Apartment,
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Rent to meet your domand as
to rooms.
The location of apartments offered
is of the best.
If you wish to have comfort
and quiet for the next 12 months
Cail on or write

J. E. WHITAKER
Phone Plaza 7053. 57 West 57th 1

57 West 57th St. **Elevator Apartments** 201 East 30th St., Corner.

4-5-6 Rooms and Bath

Possession at once BUSINESS PLACES WANTED. DAYLIGHT lofts; suitable for manufacturing purposes. Apply J. S. BODE & CO., 407 E.

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STUTVESANT section, brownstone house; parquet, electricity, hardwood trim, tiled bathrooms; furnished elegantly; will sell furniture; large income. Write for particulars, 278 Decatur at., Bklyn., or phone Lafayette 5312.

Long Island.

OR RENT-Hempstead, 7 rooms, steam heat, thied bath; new house; convenient station and trolley; \$100 monthly; yearly ase. R. T. CHILDS, 47 West 54th st., lew York.

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APARTMENT 10 ROOMS, fully furnished, for lease by private family, going California; 6 or 12 months; rent \$60; per months

75 Front St., New York, A beautiful 4 room apartment, 50th et., near 5th av.: new furnishings, grand plane, maid service, splendid elevator building, long or short lease. For information telephone Schuyler 5789.

BEAUTIFULLY furnished 4 room house keeping apartment, 50th st., near 5th av., modern elevator building: mald service; private telephone. For information telephone Schuyler 3783.

FURNISHED 3 rooms, electricity, house-keeping, business couple, \$60 monthly. 176 East 88th at. RIVERSIDE DRIVE, 548.—For sale, f room beautifully furnished apartment 2A, over-looking Drive; rent \$140 month; lease; imme-diate pessession; near 125th. Phone 5790 Morningside.

16TH, 125 West (6th and 7th avs.).-Four room apartment, two bedrooms; plane; elevator. Chelsca 6800, BAKER, 140. 44TH, 210 W. (Westover Court).—Bachelor apartments, high class; hotel service meals. See resident manager. Bryant 5860. 57TH, 104 West.—Two rooms, bath, kitchen-ette, plano. Circle 2256. 23D, 153 E.—Seven rooms, fully furnished plano; first floor west; \$135 by year. See supt. or Y 715 Herald, 18th st.

70TH, 122 West.-Floor, 3 rooms, private bath; kitchenette; furnished or unfurnished 85 Park av., Murray Hill Section.—High class apartments for gentlemen or doctors Telephone Murray Hill 167. 75TH ST, S15 Park av.—Most attractively furnished S large rooms, 3 baths, for one or two years' lease. Agent on premises.

87TH. 161 W.-1, 2, 5 unusually large rooms, housekeeping, modern improvements: \$100-\$225; also doctor's office; owner's residence. 95TH. West (2532 Bway)—One, two, three room apartments, bath. Riverside 9893.
109 W. 45th St. (Hotel St. James, midway between 5th av. and Broadway)—Sitting room, bedroom (twin beds), bath. \$1,859 to \$2,350; stiting room, two bedrooms (twin beds), two baths. \$5,000 to \$4,200; three exposurer, summing the company room; fruiture and decorrange the company of the com

ment W. JOHNSON QUINN.
161 W. 74th—Large, beautifully furnished
one room apartment, kitchenette, steam
heat, electric lights, private bath, maid service.
178'FH, 1368 St. Nicholas av.—Five rooms,
modern elevator, reasonable. Apt. 23. Berough of Breeklyn.

FLATBUSH-Six large rooms, heavifully furnished, \$125 month; lease 14 months. Flatbush 6739.

LARGE apartments, lease, suitable house-keeping; parquet, electricity, bath rooms; brownstone house; lease, option buying; refined neighborhood; subways. Lafayette 5312.

BEAUTIFUL 7 rooms, bath, in high class 2 family suburban house, 2d floor; attrac-tive balcony; splendidly situated; near train, troiley, gof and tennis; quick commuting; furnished, \$125. Tel. Leonia 551-J. An advertisement in the Lost and

BACHELOR spartment, 8 rooms, with bath most beautiful part of drive; every conven-lence. 186 Riverside Drive (91st st.). recovering your lost property.

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Finer West Side

Apartment

George Washington 116 West 72nd Street
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1 Room, bath......\$110 per me.
2 Rooms, bath.....\$175-225 per me. Hotel 19 West 69th Street Overlooking Central Fark. 14-Story Absolutely fireproof Hotel. Unfurnished Suites.

1 Room, bath......\$70-30 per mo.

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1 Room, bath......\$160 per mo.

2 Rooms, bath.....\$180-200 per mo. Hotel 309 West 86th Street Overlooking Hudson River. 12-Story Absclutely fireproof Hotel. Unfurnished Suites.

1 Room, bath......\$80-85 per mo.

2 Rooms, bath.....\$110-190 per mo. Furnished Suites
1 Room, bath......\$115 per mo.
2 Rooms, bath......\$225 per mo.

Hotels of Character Waitt Corporations

Complete maid end restaurant service. Leases 1 to 5 years.

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930 Park Avenue Southwest Corner 81st St. & 9 Rooms & 8 Baths Unusually Attractive. 315 Central Park West Northwest Corner 91st St. 7 Rooms & 2 Baths Facing Park

150 West 79th St. 9 Rooms & 3 Baths All Outside Rooms

140 West 58th St.
4 Rooms & Bath
Housekeeping Apariment 157 West 57th St.
3 Rooms & Bath
Housekeeping Apartments
Maid Service Optional

15 East 48th St. 2 Rooms & Bath
Non-Housekeeping Apartments. Restaurant, Maid
and Valet Service

In Some Instances Possession of the Above Apartments May Be Ob-tained Prior to Oct. 1st, 1921 APPLY ON PREMISES OR TO Edgar A. Levy Leasing Co.

505 FIFTH AVENUE
Murray HIII 6960

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GREENWICH VILLAGE.
Four rooms and bath; \$75, on lease.
Other apartments to be had 11. P.
VAUGHN, 57 Greenwich av. Chelsea 8539.

WASHINGTON SQUARE—2, 3 and 4 room apartments, NEW, ABSOLUTELY FIRE-PROOF house; slevator and hall service; susiness and social references required; \$1,200, \$1,500, \$1,800, \$2,000, \$2,200. See su-perintendent on premises, Van Voorst Apart-ments, 123 Waverley place. washington square, Northeast (29 Waserley place)—2 enormous rooms and salt, front; best spartment, \$1,380; only me left out of forty. Apply Supt., or GUYON. C. EARLE, agent, 358 5th av. Fittroy Sci.

WASHINGTON SQ., 46-Studio apartment 2 large rooms and bath, 885. Apply Fer-ens, 185 Macdougal st. Spring 7074.

26TH ST., 163 EAST—EXCLUSIVE MUR-RAY HILL; 2, 3, 5 ROOMS, RATH, KITCHENETTE, OPEN FIREPLACES: EL-EVATOR; 81,500 TO \$5,000; ROOF GAR-DENS; ALSO DOCTOR'S APARTMENT. 44TH, 210 W. (Westover Court).—Bachelor apartments, high class; hotel service; meals. See resident manager. Bryant 5860. 46TH, 77 W., corner 6th av.—Sun lighted, cheerful loft; steam, electricity; \$2,000; possession now. SNOWBER & CO., 860 8th av. (48th). 6th av. (48th).

46TH ST., 329 W.—Two attractive rooms, tile bath, parquet floors; \$80.60 month.

tSTH ST., 59 W.—Two rooms and bath, \$90; four rooms and 2 baths, \$200. Agent on premises, between 1 and 6 P. M. 52D, 54 EAST-Exclusive apartments, be-tween Park and Madison, combining com-forts of home with advantages of best ho-tels! Elsyator, maid! Meals served in apartment if desired One room and bath to entire floor, with complete kitchen; \$23 to \$600; possession now or Oct. 1; also fur-nished apartments. Phone Plaza 26TI. 100 W. 45th St. (Hotel St. James, midway between 515h av. and Broadway).—Sitting room, bedroom and bath; all outside; sun-shine in every room; \$1,400 to \$2,000 per year. Management W. JOHNSON 5UINS.

Above 59th St .- 5th Av. to East River. APARTMENT, 5th floor, 1049 Park av., con-taining 6 rooms and 2 balls; ready for occupancy October 1; \$3,900 per year. Ap-ply 15 Broad at., 3d floor, room 14. LEXINGTON AV., 1014.—House remodelled, entire floor, two rooms, bath, kitchenette.

PARK AVENUE, 815 (TOTH ST.) Seven and eight room apartments, from Outober 1, or in nediate possession. Agent on premises.

PARK AV., 515, CORNER 607H ST. Beautiful 10 room apartment; southern ex-posure; 3 master bedrooms; 3 baths; deco-rate to suit; possession October 1. Agent on premises. 1219 Madison av. (88th).—Elevator, 7 and 8 rooms, corner, 1 or 2 baths, lavatory, maid's toilet, \$2,000 np; 6 light rooms (sublet 2 years), \$2,400; immediately or October.

Above 59th St .- 5th Av. to North Liver.

EUCLID HALL, Broadway, 85th and 56th sts., 9, 10 and 12 rooms, unusually large; rent \$4,000-35,000; immediate possession. See SUPERINTEND-ENT.

New Garden Apartments

READY FOR OCCUPANCY Tenant-Ownership Plan

\$750 to \$2000 Initial Payment

rooms and 1 bath . . 85 to 90 to 140 to 170 115 to 7 rooms and 2 baths .
9 rooms and 2 baths .
10 rooms and 3 baths . 159 to 185 222 to 237 to

Every Room an Outside Room

Jackson Heights

22 MINUTES FROM 42nd STREET The Newest Apartments are Tax Exempt for 10 Years Apartments Open for Inspection until 8 P. M. Daily

To visit Jackson Heights, take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. Station—(Office Opposite Station).

Above 55th St .- 5th Av. to North River.

GT RIVERSIDE DRIVE AT 15TH ST.

MARTIN, ON PREMIES.

MANHATTAN AV., 417.—All light, first class; 6 rooms and bath; \$105.

RIVERSIDE DRIVE, 90 (78th St.)—The most wonderful entire floor corner apartment, 4 and 6 rooms, 30 feet square; every possible conceivable appointment; \$4,000.

VAN HORNE,

300 West 102th St., cor. West End.

8 rooms; \$3,000.

Exceptionally attractive 2 and 3 room apartments. Concession to the right party.

63D, 28 W.—Beautiful studio apartment, 2 rooms, bath. Elevator man or Jacob J.

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70TH ST., 346 WEST.

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HANSEN.

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